

Bath Road, Bournemouth



HEARNES
WHERE SERVICE COUNTS

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SHARE OF FREEHOLD POA

An impressive 1300 sq ft ground floor apartment situated within the prestigious Bath Hill Court development. This landmark development is situated in the heart of Bournemouth Town Centre which offers a range of bars, shops and restaurants whilst being only a short walk to the award winning sandy beaches. The property retaining many original features including high ceilings offers spacious and flexible accommodation whilst further benefitting from 24 hour Porter service, residents parking and superbly maintained communal grounds.

The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall leads into a spacious living room and opens into a separate dining area. A kitchen/breakfast room, with separate utility room, offers ample floor and wall mounted units.

Both bedrooms are generously sized double rooms with the master bedroom benefitting from an en suite shower room and range of fitted wardrobes. A further family bathroom along with additional WC completes the accommodation.

The property is situated within superbly maintained communal grounds whilst benefitting from residents parking along with additional visitor parking.

Maintenance charge approximately £1,290 per quarter which includes domestic hot water, water and sewerage rates, overall maintenance of development and sinking fund contribution.

COUNCIL TAX BAND: E

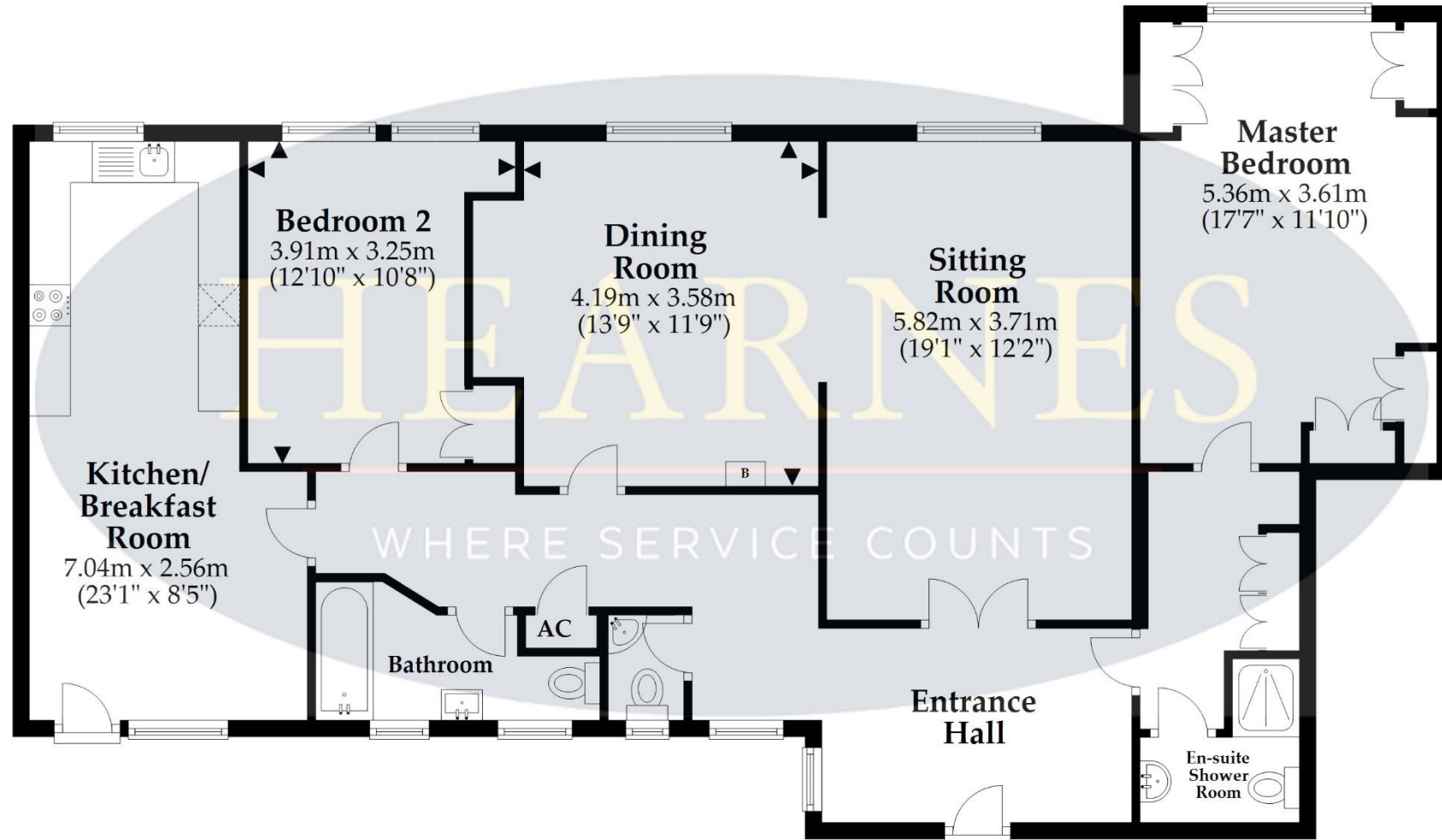
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

Ground Floor



Total Area: approx 120.0 sq.metres (1291 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood 

